

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes-Meeting Notice
Thursday, April 15, 2010, 7:30 PM
Council Chambers, Third Floor
Vernon Town Hall
14 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:32 P.M.**
- ◆ **Regular Members Present:** Lester Finkle, Chester Morgan, Francis Kaplan, Watson Bellows and Walter Mealy. Keith Lauzon entered at 7:34 P.M.
- ◆ **Alternate Members Present:** Victor Riscassi, Charles Bardes and Stanley Cohen. Stanley Cohen to sit for Sarah Iacobello. Victor Riscassi to sit for Keith Lauzon.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupinski

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- ◆ **None**
- ◆ **Keith Lauzon entered at 7:34 P.M.**
- ◆ **Victor Riscassi returned to Alternate Member.**

2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5, "Other Business"

- ◆ **Move Item # 4.1 Prior to Item #3.1.**
- ◆ **Watson Bellows, seconded by Chester Morgan moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**

2.3 Acceptance of Minutes

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Draft Minutes of January 7, 2010. Motion carried unanimously.**

4.1 Request of Lots & More Vernon, LLC for approval of minor modifications to site plan approved as PZ-2009-03 to delete from the plan the installation of a 6' high fence and to relocate two 10'x40' metal storage containers to the back northeast corner of the property.

- ◆ **Public Meeting began at 7:35 P.M.**
- ◆ **Leonard Tundermann, Town Planner reviewed history of prior Site Plan approval.**
- ◆ **Elaine Abouakar, Business Manager for Lots & More operating at 76 Windsor;**
 - **Requesting to amend Site Plan to delete fence adjacent to 4 Burke Road;**
 - **Remaining property is fenced based on prior application approval;**
 - **Requesting to relocate two (2) metal storage containers adjacent to the commercial property;**
- ◆ **Public Comment:**

- Roseanne & Margaret Bill – Mothers property abuts the property.
Concerned with storage containers within close proximity to existing well at residential property. Concerned with privacy. Requested additional fencing be required for additional privacy and noise screening.
- ◆ Victor Riscassi questioned the possibility of a reversion issue for 6' void between fencing.
- ◆ Walter Mealy questioned the need to install a second fence adjacent to an existing fence.
 - Carlo Grillo, 23 Franklin Street -
 - Has called the police regarding excessive noise levels;
 - Concerned with height of existing storage containers in excess of the fencing;
 - Concerned with safety at the site;
 - Robert Carney, 21 Franklin Street –
 - Unsure where containers are being relocated to;
- ◆ Leonard Tundermann, Town Planner – Staff Input:
 - Cross-easement with property to the east.
 - Bought down parking space based on regulations
 - Reduced width of driveway;
 - Not more than one box truck stored on the property, excluding stocking of the store;
 - Currently in compliance excluding requested modification of fencing and storage containers.
- ◆ Watson Bellows questioned if the original stipulations could be revised during the modification process.
- ◆ Leonard Tundermann, Town Planner indicated that the commission could have the discretion to add additional stipulations.
- ◆ Elaine Abouakar indicated that they were unaware they could request a modification to not install required fencing.
- ◆ Discussion took place regarding proposed fence heights.
- ◆ Applicant indicated that they would install the previously approved fence.
- ◆ Discussion took place regarding noise levels on the site and hours of operation.
- ◆ Leonard Tundermann, Town Planner suggested the commission request an operations plan.
- ◆ Chester Morgan suggested the Town Staff, neighbors and Lot & More meet to work out the issues for presentation back to the Commission at the next meeting.
- ◆ The Applicant made a request to withdraw the modification of the plan.
- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to Accept the Withdrawal request from the application. Motion carried unanimously.
- ◆ 5 minute recess at 8:36 P.M.
- ◆ Meeting reconvened at 8:47 P.M.
- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to Amend the Agenda to take action of the following items prior to Item # 3.1:
 - Accept an §8-24 referral for use of the Kindergarten Building, Community Arts Center;
 - Receipt and Acceptance of Application PZ-2010-08;

- **Rescheduling of a Public Hearing for [PZ-2010-06] of Kishan, LLC from April 15, 2010 to May 20, 2010.**

3 Old Business

3.1 Town Council 8-24 Referral for Kindergarten Building/Community Arts Center.

- ◆ **Schedule discussion and action for May 6, 2010.**

3.2 Application [PZ-2010-08] of Elliot Gould for a Special Permit and a Site Plan of Development for a Proposed Restaurant and Retail Building at #10 Hyde Ave (aka #30 Lafayette Square) (Assessor's ID: Map #46, Block #71, Lot/Parcel 19A.)

- ◆ **Chester Morgan, seconded by Stanley Cohen moved a Motion to Accept and Schedule a Public Hearing for May 20, 2010. Motion carried unanimously.**

3.3 Application [PZ-2010-06] of Kishan, LLC for Special Permits for sale of alcohol and use within an aquifer protection zone and approval of a Site Plan of Development for a package store at 482 Talcottville Road (Assessor's ID: Map# 09, Block #015T, Lot/Parcel #00030)

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Reschedule the Public Hearing from April 15, 2010 to May 20, 2010. Motion carried unanimously.**

3.4 Plan of Conservation and Development

- ◆ **Meeting scheduled for May 6, 2010 to discuss Booklet #4 – Conservation.**
- ◆ **Suggested related commissions be invited to the May 6, 2010 meeting (Open Space Task Force, Conservation Commission, Local Historic Properties Commission, Hockanum River Linear Park Committee and Inland Wetlands Commission.) Commission agreed with inviting related commissions.**
- ◆ **Phone Survey will be taking place during June or July.**

3.5 Other zoning regulation changes for consideration:

Low Impact Development (LID): request for endorsement of Conservation Commission's proposed grant application to the National Fish and Wildlife Foundation

- ◆ **Leonard Tundermann, Town Planner suggested authorizing on principle an endorsement for the Grant Application.**
- ◆ **Watson Bellows felt the proposed regulations could assist in modeling changes to the Zoning Regulations.**
- ◆ **Leonard Tundermann, Town Planner reviewed the Grant Guidelines.**
- ◆ **Chester Morgan, seconded by Stanley Cohen moved a Motion to endorse the Conservation Commissions Grant Application. Motion carried unanimously.**

3.6 Commission bylaws

- ◆ **Requested the item be carried over to the May 6, 2010 meeting.**

4 New Business.

4.1 Request of Lots & More Vernon, LLC for approval of minor modifications to site plan approved as PZ-2009-03 to delete from the plan the installation of a 6' high fence and to relocate two 10'x40' metal storage containers to the back northeast corner of the property.

- ◆ **Moved prior to Item #3.1 in Amended Agenda.**

5 Other Business

5.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.2 Amendment / Adoption of Agenda” at the beginning of the meeting.

6 Adjournment.

- ◆ **Chester Morgan, seconded by Keith Lauzon moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 9:20 P.M.**

James Krupinski
Recording Secretary